

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, November 6, 2019

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Brad Pratt

Melodi Gochis

Steve Pruden

Dave McCall

Scott Wardle

City Employees Present:

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Roger Baker, City Attorney

Steve Evans, Public Works Director

Darwin Cook, Parks Department Director

Paul Hansen, City Engineer

Michelle Pitt, City Recorder

Cylee Pressley, Deputy Recorder

Minutes prepared by Kelly Odermott

Chairman Pruden called the meeting to order at 7:01 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Pratt.

2. Roll Call

Steve Pruden, Present

Brad Pratt, Present

Melodi Gochis, Present

Dave McCall, Present

Scott Wardle, Present

Chairman Pruden congratulated the preliminary winners of the City Municipal election, Justin Brady, Ed Hansen, and Dave McCall.

3. Mayor's Youth Recognition Awards

Presented by Mayor Winn, Stacy Smart, Communities that Care Coordinator, and Chief Ron Kirby.

Mayor Winn welcomed visitors for the Mayor's Youth Awards and introduced Tooele City Chief Ron Kirby and thanked him for his collaboration. Ms. Smart highlighted Communities That Care Programs including Second Step, QPR, and Guiding Good Choices.

Ms. Smart, Chief Kirby, and the Mayor then presented the Mayor's Youth Recognition Awards to the following students:

- Cole Odermott
- Liddie Bunton
- William Beamish III

4. Public Comment Period

Chairman Pruden invited comments from the public, there were none.

Chairman Pruden closed the public comment period.

5. Public Hearing and Motion on Ordinance 2019-28 An Ordinance of the Tooele City Council Amending the Moderate Income Housing Element of the Tooele City General Plan.

Presented by Jim Bolser

Mr. Bolser stated in December of 2018, the Council adopted a comprehensive revision to the Moderate Income Housing Plan, which is an element of the General Plan. Since the adoption, during the last General Session of Utah State Legislature, Senate Bill 34 was adopted regarding Moderate Income Housing Plans. The Bill set a number of parameters in place for cities to follow in the preparation and revision of Moderate Income Housing Plans. Many of the revisions made in 2018 complied with Senate Bill 34, with the exception of one item. The new required piece is the identification of various strategies that the City either has in place or is working towards to address the moderate income housing issue. The legislation identified 23 or more different strategies that were potential for identification by cities into the Moderate Income Housing Plans and required a minimum of three to be adopted by the City. Staff reviewed the plan and found that the City already complied with seven of the strategies, more than twice what is required by the State Bill, and likely several more.

Mr. Bolser stated that the amendment does nothing to the body of the Moderate Income Housing Plan, but adds the strategies to the end of the Plan. The City is exceeding and compliant with the State law to include the strategies and is asking for Council adoption to submit the Moderate Income Housing Plan to the State by the December 1, 2019 deadline. The Planning Commission has reviewed this and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there were any questions or comments.

Chairman Pruden thanked the City staff for all their work on getting the work done and incompliance. Mr Bolser thanked the staff and Council for all the support and work who have contributed to the Moderate Income Housing Plan.

Chairman Pruden opened the public hearing for comment, there were no comments.
Chairman Pruden closed the hearing.

Council Member Wardle motioned to approve Ordinance-28. Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

6. Subdivision Preliminary Plan for Mountain Valley Townhomes by Matt Carter for 44 Townhome Lots on 4.1 Acres Located at Approximately 750 North 100 East in the MR-16 Multi-Family Residential Zoning District.

Presented by Jim Bolser

Mr. Bolser showed an aerial map of the property that is directly behind Lucky's Grocery and the Cal Ranch area. This is an undeveloped area which the Council adopted a Zoning Map Amendment to the MR-16 Multi-Family Residential Zone. This is for 44 townhome units on this property with the inclusion of open space. The roads within the development will be private and maintained by the developer. There is a large property on the southwest corner of the project surrounding an existing home. That home is owned and occupied by the owner of the development. The design has been laid out in compliance with the MR-16 Multi-Family Residential zone. The Planning Commission has reviewed this item and forward a unanimous positive recommendation.

Chairman Pruden asked the Council if there were questions, there were none.

Council Member McCall motioned to approve the Subdivision Preliminary Plan for Mountain alley Townhomes by Matt Carter for 44 Townhome Lots. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

7. Subdivision Preliminary Plan for the Golf Course View Subdivision a 13-Lot Subdivision on 5.8 Acres Located at 1366 Smelter Road n the R1-7 Residential Zoning District.

Presented by Jim Bolser

Mr. Bolser showed an aerial map of the property which is located on the northeast corner of the City's golf course. There is one existing home that will remain on the property. The property is

zoned R1-7 Residential, as are the properties that surround it. Around the north and east sides of the property the land is unincorporated Tooele County. This is a 13-lot cul-de-sac that will come off of Smelter Road. The lot sizes and layout exceed the City requirements for R-17 Residential zoning. Mr. Bolser stated that there are three elements of note for this project. There will be an open space for storm water detention. There will be an easement for a water main line connection that will wind through the golf course and connect with Droubay Road to provide this project and the homes along Smelter Road with a looped water line to better provide fire protection and culinary water. There will be a sewer easement that the developer is providing to the City, so at such time the City decides to do improvements on the golf course, the City will have a line in place, to not tear through yards and property. These items have been agreed to by the City and the developer. The Planning Commission has reviewed this and forwarded a unanimous positive recommendation.

Chairman Pruden asked if there were any questions or comments from Council.

Chairman Pruden asked about the storm water detention and if it will have a berm. Also, who will be responsible for that property. Mr. Hansen stated that there will be berm on the northside, but there will also be an overflow design that will take excess storm water back out to the street. Part of the final plat is that City take over the detention pond and the City has been working with the developer to determine the best interest. There will be a landscape plan that will be coordinated with the golf course and public works to determine responsibility. Chairman Pruden asked if there will be accessibility to the golf course. Mr. Hansen stated that it has not been discussed, but likely there will not for general public purposes. Chairman Pruden stated that maybe for planning if there was a gate from the golf course to the detention pond. Mr. Hansen stated there will be maintenance access.

Council Member Pratt motioned to approve the Subdivision Preliminary Plan for the Golf Course Via Subdivision for 13 Lots. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

8. **Subdivision Preliminary Plan for the England Ridge Subdivision by Garlington Development, LLC, an 87-Lot Subdivision on 22.3 Acres Located at Approximately 810 North 520 East in the R1-7 Residential Zoning District.**

Presented by Jim Bolser

Mr. Bolser showed an aerial of the property that is immediately east of England Acres Park and Seventh Street. The zoning is R1-7 Residential. This is a fairly straightforward subdivision plat. It will require the improvements of their side 520 East. It will require a detention basin in the northwest corner for storm water runoff. There is a corridor on the north side of the property that is part of the Middle Canyon drainage channel. That is outside of the project, but it does have

certain implications for the properties that abut next to the drainage. In working with the developer the project has been identified on the plat, that each property will need to obtain FEMA documentation prior to sale and development. The Planning Commission has reviewed this application and forwarded a unanimous positive recommendation.

Chairman Pruden asked if there were questions or comments from Council.

Chairman Pruden stated he had the same questions about the water detention pond as in the prior item. Mr. Bolser stated that this pond will be privately maintained and will be identified in the final platting. There has been discussion of the potential of sharing water detention in England Acres Park, but at this time the application is a standalone application as it pertains to storm water detention.

Council Member McCall motioned to approve the Subdivision Preliminary Plan for the England Ridge Subdivision by Garlington Development, LLC, for 87 Lots. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

9. **Resolution 2019-76 A Resolution of Tooele City Council Approving a Service and Maintenance Agreement with Huber Technology, Inc, to Repair and Maintain the Solar Drying Equipment at the City Water Reclamation Facility.**

Presented by Steve Evans

Mr. Evans stated that the water reclamation facility has a state of the art greenhouse drying bed that has declined in its process and age. This contract will help get Huber, that is experienced to repair the greenhouse. The contract is for \$7,400 a year and is a five year contract. Included with the contract is \$13,180.83 for parts for the presses. The presses have exceeded shelf life. With the contract it includes the gear motors, wipers, baskets, augers, cleaning cycles, chains, and drive sprockets.

Chairman Pruden asked the Council if there were any questions or comments.

Chairman Pruden recommended to the newly elected Council Members that they schedule a time with Mr. Evans to go tour the facility. It is critical that the Council Members understand the facility.

Council Member Pratt motioned to approve resolution 2019-76. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

10. **Minutes**

Chairman Pruden asked if the Council if there were any comments or questions, there were none.

Council Member Gochis motioned to approve minutes from the City Council October 16, 2019. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

11. Approval of Invoices

Presented by Michelle Pitt

An invoice in the amount of \$79,081.75 to Tooele County Sheriff's Office for the July, August and September Dispatch Fees.

An invoice in the amount of \$51,319.01 to Semi Service Inc, for a Henerson Steel Dump Body for the Wastewater Department.

An invoice in the amount of \$24,545.84 to Ken Garff Chevrolet for a pickup for animal control.

An invoice in the amount of \$267,859.00 to Legacy Equipment for a Vactor Ramjet Rodder Truck for the Wastewater Department.

Council Member Pratt motioned to approve invoices. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

12. Adjourn

Council Member Wardle moved to adjourn the City Council meeting. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 7:39 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 20th day of November, 2019

Steve Pruden, Tooele City Council Chair